

004.0

Map

0005

Block

0001.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 490,900 /

USE VALUE: 490,900 /

ASSESSed: 490,900 /

Total Card /

Total Parcel

490,900

490,900

490,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

130

VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

2

Owner 1: 132 VARNUM STREET LLC

Owner 2:

Owner 3:

Street 1: 1337 MASS AVE SUITE 193

Street 2: C/O MARK HICKEY

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

490,900

490,900

Total Card

0.000

490,900

490,900

Total Parcel

0.000

490,900

490,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 331.47

/Parcel: 331.47

Legal Description

User Acct

197090

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/10/18

Parcel ID

004.0-0005-0001.B

PREVIOUS ASSESSMENT

PRINT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

490,900

0

.

490,900

Year end

12/23/2021

2021

102

FV

476,100

0

.

476,100

Year End Roll

12/10/2020

2020

102

FV

468,700

0

.

468,700

468,700

Year End Roll

12/18/2019

2019

102

FV

444,000

0

.

444,000

444,000

Year End Roll

1/3/2019

2018

102

FV

391,600

0

.

391,600

391,600

Year End Roll

12/20/2017

2017

102

FV

356,100

0

.

356,100

356,100

Year End Roll

1/3/2017

2016

102

FV

356,100

0

.

356,100

356,100

Year End

1/4/2016

2015

102

FV

328,400

0

.

328,400

328,400

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HICKEY MARK J & 132 VARNUM STRE

62640-246

9/17/2013

Convenience

1

No

No

HICKEY MARK J, CRAWFORD JOHN T

57622-447

10/12/2011

Convenience

99

No

No

SHIRAKYAN GRIGO

57030-95

6/23/2011

Convenience

1

No

No

HAMILTON ELEANO

56889-545

5/23/2011

327,500

No

No

SIMS RICHARD B

47044-317

3/1/2006

395,000

No

No

42334-21

3/29/2004

381,750

No

No

27929-196

12/1/1997

160,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

5/10/2018

Measured

DGM

D Mann

2/2/2018

Mail Update

MM

Mary M

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

PROPERTY FACTORS

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7107

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

004.0

Map

0005

Block

0001.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 490,900 /

USE VALUE: 490,900 /

ASSESSed: 490,900 /

Total Card /

Total Parcel

490,900

490,900

490,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

130

VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

2

Owner 1: 132 VARNUM STREET LLC

Owner 2:

Owner 3:

Street 1: 1337 MASS AVE SUITE 193

Street 2: C/O MARK HICKEY

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

490,900

490,900

Total Card

0.000

490,900

490,900

Total Parcel

0.000

490,900

490,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 331.47

/Parcel: 331.47

Legal Description

User Acct

197090

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/10/18

Parcel ID

004.0-0005-0001.B

PREVIOUS ASSESSMENT

PRINT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

490,900

0

.

490,900

Year end

12/23/2021

2021

102

FV

476,100

0

.

476,100

Year End Roll

12/10/2020

2020

102

FV

468,700

0

.

468,700

468,700

Year End Roll

12/18/2019

2019

102

FV

444,000

0

.

444,000

444,000

Year End Roll

1/3/2019

2018

102

FV

391,600

0

.

391,600

391,600

Year End Roll

12/20/2017

2017

102

FV

356,100

0

.

356,100

356,100

Year End Roll

1/3/2017

2016

102

FV

356,100

0

.

356,100

356,100

Year End

1/4/2016

2015

102

FV

328,400

0

.

328,400

328,400

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HICKEY MARK J & 132 VARNUM STRE

62640-246

9/17/2013

Convenience

1

No

No

HICKEY MARK J, CRAWFORD JOHN T

57622-447

10/12/2011

Convenience

99

No

No

SHIRAKYAN GRIGO

57030-95

6/23/2011

Convenience

1

No

No

HAMILTON ELEANO

56889-545

5/23/2011

327,500

No

No

SIMS RICHARD B

47044-317

3/1/2006

395,000

No

No

42334-21

3/29/2004

381,750

No

No

27929-196

12/1/1997

160,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

5/10/2018

Measured

DGM

D Mann

2/2/2018

Mail Update

MM

Mary M

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

PROPERTY FACTORS

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7107

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 8/95,Building Number 1.
--	--

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1961	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	149 - 7107

RESIDENTIAL GRID

1st Res Grid					Desc: Line 1					# Units 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s: 5				BR:s: 2			Baths: 1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31.00%
Functional:		0.00%
Economic:		0.00%
Special:		0.00%
Override:		0.00%
Total:		31.00%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	407.633
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.08000004
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711400
Depreciation:	220534
Depreciated Total:	490866

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	1
Totals				
1		5	2	

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	440.24	
Special Features:	0	Val/Su Net:	331.47	
Final Total:	490900	Val/Su SzAd	331.47	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,481	407.630	603,70	
Net Sketched Area:		1,481	Total:	603,70	
Size Ad	1481	Gross Area	1481	FinArea	148

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
04						
04						
81						

IMAGE

